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you to **sell** or **let** your property?
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Temptation comes in many forms...



Rickmansworth
OFFERS IN EXCESS OF £725,000

Rickmansworth

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£725,000

****PURCHASE WITH STERLING & RECEIVE £500 CASHBACK ON COMPLETION**** Situated on a quiet, residential road in the heart of Croxley Green is this four bedroom, semi-detached property. Offered to the market in excellent decorative order throughout and with the benefit of driveway parking for two vehicles, this family home is ideally located for local schools, transport links and amenities.



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Total area: approx. 116.4 sq. metres (1252.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A well presented four bedroom family home on a quiet residential road.



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Ground Floor
On entering the property a bright and airy entrance hall provides access to all ground floor accommodation with stairs rising to the first floor. The main reception room is a through lounge/diner with a lovely, feature bay window to the front as well as a feature fireplace. The spacious kitchen is comprehensively fitted and has a useful, dedicated breakfast area. The ground floor shower room completes the ground floor accommodation.

First Floor
The landing provides access to all first floor accommodation. The main bedroom benefits from built-in wardrobes whilst both bedrooms two and three are good sized doubles. Bedroom four is a good sized single, ideal for use as a nursery or home office. The family bathroom completes the first floor accommodation.

Outside
The block-paved driveway to the front of the property provides parking for two vehicles. The rear garden is laid mostly to lawn with a large patio area providing an ideal space for al-fresco dining.

The Location
The property is located in Croxley Green near Rickmansworth, an affluent suburb in north west London, on the northern side of A412 Rickmansworth Road, which connects with Junction 18 of the M25 motorway approximately 5 miles to the north west. The main commercial centre of Rickmansworth is located approximately 1.6 miles to the south west of the property, and provides a range of shopping facilities.

There are a number of state and private schools in the area, as well as leisure facilities, including golf courses such as West Herts Golf Club and health & fitness centres. The area is popular with commuters and benefits from easy access into Central London via Croxley Underground Station (Metropolitan Line). Rickmansworth national railway station with direct trains to Marylebone Station is located 1.7 miles to the south west of the property. The M25 is approximately 5 miles to the north west.

The surrounding locality generally comprises a mix of private and some social housing, in a mix of houses and flats, together with educational and recreational facilities and some commercial properties.

Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to conclude negotiating any offer unless we have ID, completed AML checks and proof of funds.



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